

FCC 1046-1

ZONING PERMIT APPLICATION
MANSFIELD PLANNING & ZONING COMMISSION
(See Article XLC of the Zoning Regulations for applicability and permit requirements)

APPLICANT/OWNER SECTION

PERMIT # 11-8-6

Complete this page and submit with application fee to the Zoning Agent

1. SEE ATTACHED
- | Owners name | Mailing address | Telephone |
|--|-----------------|--------------|
| STORRS CENTER ALLIANCE, LLC / P.O. BOX 878, 233 ROUTE 17, TUXEDO, NY 10987 | | 845-351-2900 |
2. EDUCATION REALTY TRUST, INC. / 53 OAK COURT DR., STE. 300, MEMPHIS, TN / 901-259-2540
- | Applicants name (if different than owner) | Mailing address | Telephone |
|---|-----------------|-----------|
| | 38117 | |
3. DOG LANE (SEE ATTACHED)
- | Address of proposed activity | map | block | parcel | 3.A. <u>NO</u> | 3.B. <u>SC-SDD</u> |
|------------------------------|-----|-------|--------|-----------------|--------------------|
| | | | | Scenic Road ??? | Zone |
4. Statement of Use: fully describe the proposed construction or use, including the estimated cost of construction and the quantity of fill material to be brought onto, moved within, or removed from the property.
- SEE ATTACHED POST OFFICE

5. Plot Plan: The applicant shall submit a plot plan showing property lines, lot area, lot dimensions, location and size of existing and proposed structures, driveways, parking areas, wells and septic systems, bordering streets, inland wetlands, flood hazard areas and any other information deemed necessary by the Zoning Agent to determine compliance with the regulations. The plans shall be prepared by a licensed land surveyor unless waived by the Zoning Agent.
6. Building plans and/or other information necessary to determine compliance.
7. To demonstrate that the proposal complies with local Inland Wetlands, Health District and Public Works requirements, the following approvals are required and any conditions of approval shall be incorporated into the zoning permit.

| | | |
|-----------------------------------|----------------|---------------------------------------|
| A. <u>[Signature]</u> | <u>6/29/11</u> | <u>Sewers & city water</u> |
| Signature of Director of Health | Date | Comments |
| B. <u>Grant Meigher</u> | <u>6.29.11</u> | <u>IWA file W1378 still effective</u> |
| Signature of Inland Wetland Agent | Date | Comments |
| C. <u>Grant Meigher</u> | <u>6.29.11</u> | <u>UConn owns rds + utilities</u> |
| Signature of Town Engineer | Date | Comments |

8. Validity: If approved, the Zoning Permit shall be voided unless construction is commenced within six months of the date of issue and unless construction is completed within 18 months of the date of issue.

Where a surveyors plot plan is required, no foundation for any structure or addition shall be constructed until the Zoning Agent has received a surveyors certification verifying that the foundation footings are installed per the approved plans.

9. Certification: The applicant accepts this Zoning Permit on the condition that all ordinances and regulations of the Town of Mansfield shall be complied with. The applicant further certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied or used until a Certificate of Compliance has been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

[Signature] MASON C. TOLEDANO
Owner / Applicants signature Owner / Applicant (printed)

FOR STORRS CENTER ALLIANCE, LLC

6/23/2011
Date

Storrs Center: Post office / Post Office Road
Zoning Permit Conditions of Approval
Permit # 11-8-6, September 12, 2011

CHA

The ten conditions of approval listed below shall be considered as part of Zoning Permit # 11-8-6 issued on September 12, 2011 for site work and related activity at the Storrs-Mansfield Post Office site. Note that Condition #10 requires a minor modification of the approved plans prior to construction.

1. Pursuant to Article X, Section S.6.g. of the Zoning Regulations, any proposed revisions to the submitted plans and associated application narratives and/or the proposed uses hereby authorized in this Zoning Permit shall be submitted to the Director of Planning and Development for review and approval. It is recognized that plans for the Village Street are not yet finalized and accordingly, plan revisions may be appropriate.
2. No construction shall start on the Post Office site until title to the parcel is conveyed to the Storrs Center Alliance unless written permission is provided by the property owner.
3. All material removed from the project area shall be disposed of in an appropriate location that has been approved for such disposal.
4. During periods of construction, bi-weekly erosion and sediment control monitoring reports shall be submitted to the Zoning Agent and Inland Wetland Agent until disturbed areas are stabilized.
5. Due to the nature of proposed site work and delivery activities, it is essential that construction access and traffic be fully coordinated with other Storrs Center projects, including improvements to the portion of Post Office Road west of the Post Office site, Storrs Road and the Village Street. Construction scheduling for the work on Post Office Road shall be coordinated with E.O. Smith High School to ensure that adequate access to their athletic fields is maintained during periods of heavy use. Access to the Courtyard Condominiums shall be maintained at all times.
6. Pursuant to the lighting specifications provided, the new fixtures installed both on-site and as part of the Village Street shall meet the following conditions to reduce light spillage:
 - a. Maximum height of free-standing fixtures installed on-site and as part of the Village improvements shall be 14 feet, 7.5 inches.
 - b. Fixtures shall be designed for full cut-off and shall use LED technology.
 - c. The cut-off reflectors shall be oriented to reduce light spill on the south side of Post Office Road.
 - d. On-site fixtures shall include the capability for dimming overnight.
7. Due to site constraints for the subject parcel including a significant grade change between the sidewalk and the rear service area, installation of a landscape buffer on site to screen the rear service area is not possible. As such, screening of the rear parking lot/service shall be addressed as part of the Village Street streetscape. The forthcoming application for Zoning Permit approval for the Village Street shall include specifications on street trees as well as details for an ornamental iron fence to be placed on top of the retaining wall. It is recommended that a tighter tree spacing (35-40 feet) be used in this area of the Village Street; tree species that are downward branching such as the Pin Oak should also be considered for this section of the Village Street. The fence should be of a color and style consistent with the overall theme of development.
8. Any changes to site signage shall require approval of the Director of Planning and Development.

9. Bicycle rack specifications that will be used for the entire Storrs Center development are due to be submitted with the forthcoming Village Street application. Upon approval of a bicycle rack specification, the applicant shall submit a modification to the site plan for the post office site identifying location and number of on-site bicycle racks for approval of the Director of Planning and Development.
10. The submitted site plan does not provide any area for trash disposal or recycling; however, there is an existing dumpster on the property on the west side of the rear service area. *The plan shall be revised* to indicate the proposed trash/recycling pad as well as screening from the visitor parking lots/Post Office Road pursuant to the requirements of Section 4.5 of the Storrs Center Design Guidelines. An appropriate revision to the Landscape Plan, Sheet POL1.0 will satisfy this condition.

PERMIT # 11-8-6

☒ 1. The application is complete and the applicable fee has been paid. Amount of fee \$ 110.00 ck# 101197
EDR

☒ 2. All applicable zoning regulations have been met or varied by the ZBA, including dimensional requirements, performance standards, permitted use provisions and san and gravel regulations.

☒ 3. All applicable PZC and ZBA conditions of approval have been met, including compliance with approved plans. Date and nature of approval: _____ PZC file # 1246-9

☒ 4. The subject lot is an existing lot of record or an approved subdivision lot. PZC file # _____

☒ 5. All known local, State and Federal permits or approvals that apply to the application have been issued, including compliance with the Scenic Road Ordinance and Historic District regulations, if applicable.

"Zoning Permit Conditions of Approval". Note that one minor map revision is required.

September 12, 2011
Date

The Town of Mansfield does not publish notice of Permit approvals. In accordance with CGS 8-3(f), the applicant may provide notice of this certification as explained on the attached sheet.

CERTIFICATE OF ZONING COMPLIANCE # _____

The structure/use authorized by the Zoning Permit has been reviewed/inspected.

- ____ 1. The completed work meets all applicable provisions of the Mansfield Zoning Regulations and all other applicable Town regulations and permit requirements, including Health District and Public Works.
- ____ 2. All specified conditions of the Zoning Permit and/or PZC or ZBA have been met.
- ____ 3. Where required, a surveyors/engineers certification has been submitted to verify compliance with approved plans.

The following comments, conditions of approval or reasons for denial apply: _____

Posted: 2006 11 15